

**MEETING OF THE RHODE ISLAND  
REAL ESTATE APPRAISERS BOARD**

**DATE: March 3, 2010**

**TIME: 9:30 a.m.**

**PLACE: Department of Business Regulation  
68-1 Conference Room  
1511 Pontiac Avenue  
Cranston, RI 02920**

**MEMBERS PRESENT:**

**William Coyle, III - Chairman, S. Keith White, Jr. – Vice Chairman,  
Thomas Andolfo, Rory Budlong, Lee Gallucci, Gregory Kwiatkowski,  
Jamie Moore, Ellen Balasco – Deputy Chief of Legal Services, DBR,  
William DeLuca – Acting Real Estate Administrator, Deanna Daniels –  
Appraisal Section Licensing Aide.**

**GUESTS:**

**Brian Germanowski**

**Mr. & Mrs. Dennis Grilli**

**The Chairman called the meeting to order at 9:38 a.m.**

**The Chairman asked for a motion to accept the open session minutes of the last meeting. Lee Gallucci made the motion. Keith White seconded the motion. All were in favor. The Chairman asked for a motion to accept the executive session minutes of the last meeting. Lee Gallucci made the motion. Keith White seconded the motion. All were in favor.**

**The following courses and seminars were reviewed. Jerry Roch made a motion to approve all courses submitted for a period of one year. Jamie Moore seconded the motion. All were in favor.**

**Massachusetts Chapter of the Appraisal Institute  
Economic Outlook and RE Trends for 2010**

**McKissock, LP**

**Recap of REO Appraisal Guidelines**

**Risky Business: Ways to Minimize Your Liability**

**Sales Verification: Principles, Procedures & Case Studies**

**RI Association of Realtors**

**Multiplier Madness – Getting to Know IRV and GRM**

**Mr. & Mrs. Grilli appeared before the Board in regards to a complaint they submitted. They stated their reasons why they believe the Board should proceed with the investigation instead of dismissing the case. Upon completion, the Chairman thanked them for their comments and they left the hearing room.**

**The Chairman asked if anyone had any comments on the proposed Appraisal Management Company Registration and Regulation Model Act. The Chairman reported that he was contacted by an unidentified Representative and an unidentified Senator of the Rhode Island General Assembly inquiring about the act.**

**A request to upgrade from licensed residential to a certified residential status submitted by Timothy S. Marston was reviewed. Keith White recommended the upgrade be approved. Seconded by Lee Gallucci. All were in favor.**

**The upgrade requests submitted by Bradford F. Hevenor and Paul Seymour were discussed. It wasn't readily apparent who had conducted the reviews; it may have been a board member not present at today's meeting. The Chairman decided to skip the matters and return to the topics later in the meeting.**

**Thomas Andolofo made a motion to convene into executive session at 10:05 a.m. pursuant to RI General Laws, § 42-46-5(a)(4) for investigative proceedings regarding allegations of civil or criminal**

**misconduct. Seconded by Lee Gallucci.**

**All were in favor.**

**Thomas Andolfo made a motion to adjourn from executive session and to reconvene to an open meeting at 10:39 a.m. pursuant to RI General Laws, § 42-46-4. Seconded by Jamie Moore. All were in favor.**

**Brian Germanowski came before the Board to discuss his appraisals that were the subject of review for his upgrade request. The Chairman advised Mr. Germanowski that his review of the submitted appraisals revealed that they were too general and not specific, something was lacking. A majority of the comments in the reports were somewhat repetitive in nature. After further discussion, the Chairman made a motion to approve Mr. Germanowski's experience credit. Seconded by Jamie Moore. All were in favor.**

**Although the investigator assigned to review Hevenor and Seymour's appraisals wasn't present, the Chairman instructed Deanna to issue both cards to take the state examination.**

**Keith made made a motion to convene into executive session at 10:48 a.m. pursuant to RI General Laws, § 42-46-5(a)(4) for investigative proceedings regarding allegations of civil or criminal misconduct. Seconded by Lee Gallucci.**

**All were in favor.**

**Lee Galluci made a motion to adjourn from executive session and to reconvene to an open meeting at 11:30 a.m. pursuant to RI General Laws, § 42-46-4. Seconded by Jamie Moore. All were in favor.**

**Lee Gallucci moved to seal the minutes of the executive session and record the votes taken in executive session pursuant to RI General Laws, § 42-46-4 and § 42-46-5. Seconded by Jamie Moore. All were in favor.**

**Lee Gallucci moved to record the votes taken in executive session in accordance with RI General Laws, § 42-46-4 as follows: Dismissal of complaint # A10-002, Feldman v. Moore. Seconded by Keith White. All were in favor.**

**The Chairman asked for any public comments. There being none, Thomas Andolfo made a motion to adjourn. Seconded by Keith White. All were in favor. The meeting was adjourned at 11:35 a.m.**

**The next scheduled meeting will be held on April 7, 2010 at 9:30 a.m.**

**Respectfully submitted,**

**William J. DeLuca**

**Acting Real Estate Administrator**